

**Special Permit Granting Authority Meeting
Wednesday, December 3, 2014 @ 7:00 PM
Council Chambers – City Hall
Public Hearing**

Public Hearing was called to order at 7:00 PM by Council President Joseph G. Finn. Present were Councillor Coughlin, Councillor Croall, Councillor Hughes, Councillor Laforest Councillor McNamee Councillor McFarland, and Councillor Palmucci. Councillor Gutro arrived at 7:09 PM

► City Clerk Joseph Shea read the above Public Hearing Notice into the record

2014 – 092

Residential Proposal for Highpoint II LLC by Avalon Bay Communities, Inc.

In accordance with the provisions of Chapter 40A, § 11, MGL, the Quincy City Council will hold a public hearing on December 3, 2014 at 7:00 P.M. in Council Chambers, Quincy City Hall, 1305 Hancock Street., on the application of Avalon Bay Communities, Inc., for a P.U.D. Special Permit pursuant to Quincy Zoning Ordinance, Title 17, sections 8.4 & 8.4.6. a three hundred ninety eight (398) unit residential development with related garage and surface parking, maintenance facility, pool, house and amenities. The subject property on Quarry Street is located within a PUD Zoning District as shown on City of Quincy Assessors Plan # 1195H, Plot 2, Lot 16 and Plan #1195G/2/17 respectively. This Public Hearing has been continued from October 22, 2014.

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Communications –

City Clerk Joseph Shea read the following communications into the record –

Local 424 New England Regional Council of Carpenters

Steven Miele – 340 Adams Street

Karen Moy – 1 Cityview Lane

Ye Du - 1 Cityview Lane

Segris Perason – 1 Cityview Lane

Ellen Quinn – Connell Street

Draft Special Permit

Rules & Regulation of SPUD Meeting

All versions of maps are available at the City Clerks office.

Presenters –

Ed Fleming – Fleming & Fleming Attorney for Applicant

Lars Unhjem – Director of Development - AvalonBay Communities, Inc.

Ed Bradford – Architect – The Architectural Team, Inc.

David Giangrande – Traffic Engineer - Design Consultants, Inc.

Jim White – Civil Engineers – H.W. Moore Associates, Inc. –

Jennifer Hale – Tighe & Bond – Peer Review

► Lars Unhjem – Director of Development - AvalonBay Communities, Inc.

Addressed follow-ups from previous meeting. Letter dated November 20, 2014 addressed as well as an additional draft that includes Supplemental Traffic Analysis. Draft has been provided to Traffic Engineer & Peer Review. Final draft is ready to be submitted. AvalonBay has agreed to work be done on intersections, striping and signage. They will complete Part 2 of study as well as additional \$25,000 in mitigation. Agreed to do all the suggestions by Traffic Engineer Deborah Finnegan and will comply with all suggestions.

► Jennifer Hale – Tighe & Bond – Peer Review

Tighe & Bond has reviewed all documents including today's submission. Tighe & Bond reviewed follow-ups from previous meeting. Slight wording modifications are suggested to the review changes agreed upon and that they are done.

► Councillor McFarland – Made motion to grant permit. Avalon has agreed to all the mitigation the City has requested.

► President Finn – Reviewed Criteria for Granting Special Permit

Special permits shall be granted by the special permit granting authority, unless otherwise specified herein, only upon its written determination that the proposed use or structure(s) shall not cause substantial detriment to the neighborhood or the City, taking into account the characteristics of the site and of the proposal in relation to that site. In addition to any specific factors that may be set forth in this Ordinance, such determination shall include consideration of each of the following:

1. Community needs served by the proposal;
2. Traffic and pedestrian flow and safety, including parking and loading;
3. Adequacy of utilities and other public services;
4. Neighborhood character and social structures;
5. Impacts on the natural environment; and
6. Potential fiscal impact, including impact on City services, tax base, and employment.

▶ Councillor Coughlin – Voiced concern on the project and the impact it will have on the neighborhood. Avalon has increased commitment to project including mitigation, blasting, building height and other concerns. Councillor Coughlin continues to have concerns and listed items he would like in the draft special permit submitted this evening.

▶ Councillor Palmucci – Voiced thanks to Councillor Coughlin for his leadership and advocacy and his suggestions on this plan will lessen the impact on residents and keep them informed, as well as keep developer on task. Traffic was his biggest issue and commends Avalon diligence on traffic in residential areas and main access points as well as their commitment to a follow-up study.

The AvalonBay Project meets criteria for granting a Special Permit and Councillor Palmucci urges granting of permits

▶ Councillor Laforest – Thanked Ward 3 Councillors Coughlin, Ward 4 Councillor Palmucci, City Planning Department and Peer Review for their extensive work.

▶ Councillor Palmucci – Are roads that will be used will need to be added and included in final Draft?

Current version does not include the roads and other wording changes need to be made.

A caveat that changes be made and reaffirm vote at next council meeting.

Motion that vote be subject to accept conditions discussed this evening and confirmatory vote be taken

Motion by Councillor McFarland, Seconded by Councillor Palmucci

Roll Call vote that the 9-0

▶ Motion by Councillor McFarland, Seconded by Councillor Palmucci Permit be granted

Roll Call Vote – 8-1 Councillor Coughlin voting in negative

▶ Solicitor Timmons - Special Permit Granting Authority will reconvene on 12/15/14 for a Confirmatory Vote to approve final changes to be taken at the 12/15/14 City Council Meeting.

Recessed to December 15, 2014

Separate Posting for Special Permit Granting Authority will be made

Hearing continued to Monday December 15, 2014 at 7:45 pm in City Hall Council Chambers

Adjournment at 7:59 pm